



TOWN OF STRATHAM

Incorporated 1716

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TO: Planning Board Members
FROM: Mark Connors, Planning & Community Development Director
FOR: January 3, 2024
RE: 2024 Proposed Zoning Amendments - Public Hearing

ARTICLE II. Definitions & Table of Uses

Article 2: Are you in favor of the following amendment to the Town of Stratham Building Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section II *Definitions*, and Section III, Table 3.6 *Table of Uses, and Footnotes to Table 3.6* to include new definitions and property uses that are not defined under the Ordinance? This is a housekeeping amendment to better define terms, building uses and associated requirements, in the Zoning Ordinance.

2.1.38 Half Story: A building story in which the area of habitable square-footage is less than the areas of habitable rooms on the first floor with at least two opposite exterior walls meeting the sloping roof not more than three feet above that floor level.

2.1.54 Mixed-Use Development: A complementary combination of permitted residential uses and commercial land uses, occupying the same site or building.

Table 3.6 Table of Uses would be amended to include a new use category for Mixed-Use Development which would be permitted by Conditional Use Permit in the Gateway Commercial Business District, Town Center District, Professional/Residential District, Special Commercial District, and Route 33 Heritage District.

Mixed-Use Development would be prohibited in the Residential Agricultural District, Industrial District, Manufactured Housing/Mobile Home District, Retirement Planned Community District, and Commercial/Light Industrial/Offices District.

Footnote 18 to Table 3.6 Table of Uses In the Gateway Commercial Business, Professional/Residential, and Town Center Districts a minimum of 25 percent of the gross interior habitable space of the development must be allocated to non-residential uses.

2.1.81 Structure: Anything constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on or in the ground. Structures include but are not limited to buildings, mobile home, bridges, trestles, towers, ~~frameworks~~, hoop houses, tanks or group of tanks exceeding a total of 500 gallons (~~excluding septic tanks~~), tunnels, stadiums, platforms, shelters, piers, wharfs, ~~signs~~, fences **over six-feet in height**, and retaining walls over ~~six-feet (6')~~ in height, swimming pools, or the like. **This definition shall exclude burial vaults, septic tanks and associated infrastructure, and pre-fabricated children's playsets.** Where the Stratham Zoning Ordinance is silent, then the most current edition of the State Building Code shall be assumed to apply. (Rev. 3/90, 3/11, 3/20).

ARTICLE III: Building Ordinance

Article 3: Are you in favor of the following amendment to the Town of Stratham Building Ordinance as proposed by the Planning Board?

To amend the Building Ordinance, Article III *Permits*, to clarify the circumstances in which the Building Inspector may require that a plan prepared and stamped by a licensed land surveyor or certified wetland scientist be submitted with a building permit application? This amendment provides the Building Inspector discretion to require a plan prepared and stamped by a certified professional prior to the issuance of a building permit where there is a reasonable basis for questioning whether an application meets the requirements of the Zoning and Building Ordinances and/or the State Building and Fire Codes.

BUILDING ORDINANCE - ARTICLE III: PERMITS

3.5 No building permit shall be issued until the Building Inspector has certified that the proposed building or structure and its intended use comply with the provisions of ~~this~~ **the Stratham Zoning and Building Ordinances**.

~~*3.10 Before issuance of a Building Permit, the Building Inspector may require that property lines be properly established when not readily apparent, in accordance with the Town's Subdivision Regulations, by a registered surveyor. (Rev. 3/90)*~~

3.10 Prior to the issuance of a building permit, the Building Inspector may require, at his or her discretion and where there is a reasonable basis to question whether the plan meets the requirements of the Zoning and Building Ordinances, that a plan be prepared and stamped by a licensed surveyor to confirm that the application meets the requirements of the Stratham Zoning and Building Ordinances, including all relevant dimensional requirements (4.2 Table of Dimensional Requirements). The Building Inspector may also require that a plan be prepared and stamped by a licensed wetland scientist, where there is a reasonable basis to question whether an application conforms to the requirements of the Zoning and Building Ordinances, to confirm that the application meets the requirements of the Stratham Wetlands Conservation District and Shoreland Protection Districts.

ARTICLE IV: Home Occupations

Article 4: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section V *Supplementary Regulations*, Sub-section 5.12 *Home Occupation* to clarify the requirements associated with home occupations? This amendment would limit the aggregate size of home occupations and clarify requirements associated with inspections and renewals of home occupations.

5.12.2 (excerpt)

- a. The total area occupied, including storage in accordance with “F” below, by a home occupation shall utilize an area of no more than twenty five percent (25%) of the total floor area of finished floor space of the dwelling, including the basement if finished as habitable space, **or no more than 1,000 square-feet (whichever is less)**, and does not change the residential character of the premises thereof. (Rev. 3/19)

5.12.3 (excerpt)

- b. Before a public hearing is held for a special exception under this section, the ~~special exception is granted considered, mandatory building inspections~~ a building inspection **may/shall** be conducted ~~made~~ by the Code Enforcement Officer of the portions of the property to be utilized for the home occupation.~~if the public is to be served at the proposed location or if hazardous materials are to be stored there.~~ **At or within five days of the inspection, the Code Enforcement Officer will make the applicant aware of any life safety/building code improvements necessary to operate the home occupation.** In addition, a formal site plan review by the Planning Board may be required if deemed necessary by the Zoning Board of Adjustment and/or Code Enforcement Officer.
- c. Upon the granting of the special exception, **the applicant shall be required to address any conditions of the special exception and other necessary improvements required by the Code Enforcement Officer. Prior to the start of operation, the applicant shall schedule a final inspection with the Town. If the proposed use meets all requirements of the special exception and those required under life safety/building codes, the Code Enforcement Officer shall issue a Certificate of Occupancy for the home occupation. Only home occupations with a valid Certificate of Occupancy may operate in Stratham.** ~~an application for a home occupation permit shall be made to the Building Department on a form provided by the Building Department.~~
- d. All home occupation permits shall be issued for a period of three (3) years and may be renewed provided there is no violation of the provisions of Section 5.12. Requests for renewals shall be submitted to the Building Department **within three years of the date of the original Certificate of Occupancy** accompanied by the renewal fee as approved by the Select Board. The Code Enforcement Officer shall conduct an inspection of the home occupation prior to the approval of

a renewal to ensure the use is operating in conformance with its Town approvals. **The Town will mail one notice alerting the applicant of the need to renew the permit. The applicant shall be provided a 90-day grace period to file a renewal application. If no renewal application is filed within this period, the Certificate of Occupancy shall expire, and the home occupation must cease operation.**

5.12.4 Exemptions from Special Exception Application Requirements:

- ~~a. Home occupations in which neither customers nor vehicles, apart from periodic business deliveries, come to the location where the business activity takes place and at which no sign is displayed and no outside person is to be employed and there is no outward appearance of business activity.~~
- b. **Home occupations which meet all of the following criteria shall be considered exempt from these requirements and may operate without a special exception:**
 - 1. The business activity does not generate any additional traffic, including no customer and/or supplier traffic, apart from periodic business deliveries. Periodic business deliveries shall be defined as not more than five deliveries a week by vehicles weighing less than 26,000 pounds.**
 - 2. The business activity does not employ anyone who does not have a primary residence at the property.**
 - 3. No sign associated with the business activity is displayed at the property.**
 - 4. There is no outward appearance of a business activity on the property nor any noxious odors or noises produced by the home occupation.**
 - 5. No hazardous materials directly associated with the home occupation are maintained at the property.**

ARTICLE V. Conditional Use Permit Criteria

Article 5: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section III, *Footnotes to Table 3.6* to consolidate the number of criteria the Planning Board considers in Conditional Use Permit applications from 11 criteria to 7 criteria. The purpose of this amendment is to expedite reviews of Conditional Use Permit applications while maintaining core review criteria.

- a. Criteria Required for Consideration of a Conditional Use Permit. A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following conditional use permit criteria:

- i. Spirit & Intent of the Zoning Ordinance and Master Plan: The proposed development is located on a site in which there are no existing violations of the Stratham Zoning Ordinance and will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.
- ~~ii. Spirit and Intent of the Ordinance: The proposed development will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.~~
- ~~iii. Conformity to Zoning Ordinance: That there are no existing violations of the Stratham Zoning Ordinance on the subject property.~~
- iv. Site suitability: The site is suitable for the proposed use which includes the following:
 - 1. Adequate vehicular and pedestrian access for the intended use.
 - 2. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
 - 3. The absence of environmental constraints (floodplain, steep slope, etc.).
 - 4. The availability of appropriate utilities to serve the intended use including water, sewage disposal, storm water disposal, electricity, and similar utilities.
- v. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of ~~adjacent~~ surrounding existing uses or other uses permitted in the zone. This shall include, but not be limited to, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. ~~In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood.~~
- vi. The proposed layout and design of the site and new buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include the relationship of the development to the street, the scale, height, and massing of the building, architectural design, buffering from adjacent properties, and provisions for pedestrian and vehicular access. The proposed use and development of the site shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties
- ~~vii. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood. This shall include, but not be limited to, the relationship of the building to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.~~
- ~~viii. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site~~

~~shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, the architectural treatment of the front or street elevation, the location of the principal entrance, and the material and colors proposed to be used.~~

- ~~ix. Preservation of natural, cultural, historic, and scenic resources: The proposed use of the site, including all related development activities, shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, shore land buffers, significant wildlife habitat, stonewalls, mature tree lines, cemeteries, graveyards, designated historic buildings or sites/landscapes, scenic views, view sheds, and the establishment, protection, and promotion of agricultural uses of the site.~~
- x. Impact on property values: There will be no greater diminution of neighboring property values than would be created under any other use or development permitted in the underlying zone;
- ~~xi. Availability of Public Services & Facilities: Adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation. In addition, it must be determined that these services will not cause excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police protection, fire protection, and schools.~~
- xii. Fiscal impacts: The proposed use will not have a negative fiscal impact on the Town unless the Planning Board determines that there are other positive community impacts that off-set the negative fiscal aspects of the proposed use. The Planning Board's decision shall be based upon an analysis of the fiscal impact of the project on the town. The Planning Board may commission, at the applicant's expense, an independent analysis of the fiscal impact of the project on the town.
- xiii. Public Interest: The permit is in the public interest.

ARTICLE VI. Cluster Open Space Residential Developments

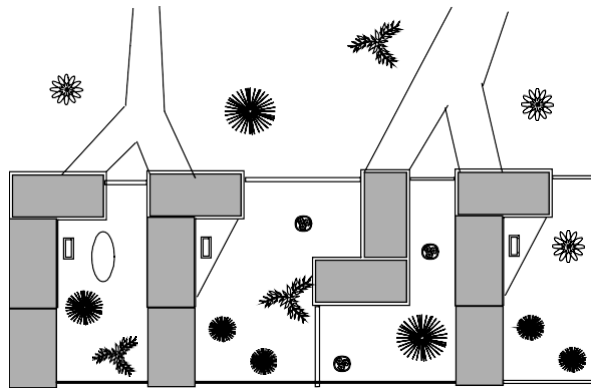
Article 6: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section VIII *Residential Open Space Cluster Development*, to incorporate four major changes to the requirements associated with residential cluster developments? This amendment would reduce the minimum lot size for cluster developments, establish minimum lot sizes for individual lots, require that open space parcels meet additional minimum requirements, and to require that historical and scenic resources be preserved and incorporated into such developments whenever practicable.

8.8 USES

- a. Only residential uses shall be permitted in the Residential Open Space Cluster Developments.

- b. Single-family detached homes are permitted.
- c. Multi-family Units: Shall be permitted up to a unit count of four (4) per building or structure. For the purpose of elderly affordable and workforce housing developments, multi-family means a building or structure containing five (5) or more dwelling units, each designed for occupancy by an individual household. These are units that are structural joined and share walls with no yard between units. (Rev. 3/10)
- d. Joined-Array Units: Single-family units that are attached by and share a common yard and/or fence as part of a tightly-constructed joined-array, not to exceed four joined units, shall be considered single family units for setbacks to other arrays or detached units but shall not require setbacks from each other provided that yard space at least twenty (20) feet wide is available for individual use between units. In no case shall structures be less than ten (10) feet apart (example below).



- e. Home occupations are not permitted in Residential Open Space Cluster Developments.
- f. If a parcel proposed for a Cluster Open Space Cluster Development includes a historic structure(s) regulated under Section 16.5 *Historic Demolition Review* or a historic landscape or feature, or a scenic vista, the structure(s) and/or feature shall be preserved and incorporated into the development whenever practicable and provided that the preservation of the structure or feature does not place an undue hardship on the applicant. In cases where there is disagreement regarding the feasibility of the preservation of a historic resource, the Demolition Review Committee shall provide an advisory opinion, and the Planning Board shall make a final determination. The Planning Board may also seek an advisory opinion by a historic preservation expert, the costs of which shall be borne by the applicant, before making such a determination.

8.9 DIMENSIONAL REQUIREMENTS & SETBACKS

8.9.1 Buffer Area: (Rev. 3/13, 3/17)

- 8.9.1.1.1 A vegetated buffer strip of at least fifty (50) feet shall be

maintained along the external perimeter or property line of the Residential Open Space Cluster Development to minimize potential impacts on abutting properties. The natural vegetation shall be retained or, if required, vegetation of a type and amount as deemed appropriate by the Planning Board shall be planted and maintained. No dwelling, accessory structure, street or parking area shall be permitted within the designated buffer area. **The vegetated buffer strip shall be located solely on open space parcels, including on common land, conservation land, and/or public open land, and shall not encumber individual residential parcels.** Streets that serve as access to the development, walls, underground utilities, and drainage structures may be located within this buffer. Said buffer strip shall not be included in the calculation of open space for the development.

8.9.2 Residential Open Space Cluster Lot or Unit:

8.9.2.1 Frontage and **Minimum Lot Size** Requirements:

8.9.2.1.1 Each single-family lot or unit shall have a minimum of fifty (50) feet of frontage on interior roadways. **Each single-family lot with both on-site well and septic facilities shall be sited on a minimum of one-acre. Single-family lots with on-site wells but no on-site septic facilities shall be a minimum of 35,000 square-feet. Single-family lots with on-site septic facilities but no on-site wells shall be a minimum of 25,000 square-feet. Single-family lots with no on-site well and septic facilities shall be a minimum of 15,000 square-feet.**

All single-family lots shall include a minimum of 12,500 square-feet of contiguous upland buildable area.

1. Joined-Array single family units, as described in Section 8.8 shall have one hundred twenty-five (125) feet of frontage. **For joined array single family units sited on individual lots, the minimum lot areas prescribed under Section 8.9.b.i.1 shall apply at a 0.75 ratio for each housing unit.**
2. Duplex and Multi-family units, sharing a common wall shall have seventy-five (75) feet of frontage. **For joined array single family units sited on individual lots, the minimum lot areas prescribed under Section 8.9.b.i.1 shall apply at a 0.75 ratio for each housing unit.**

8.10 MINIMUM OPEN SPACE REQUIREMENTS (Rev. 3/13)

In addition to the requirements of this section, the Planning Board shall adopt regulations that prescribe additional criteria for open space parcels.

- g. The parcel must contain a minimum of 35% of the total land in the parcel dedicated as open space. The fifty foot (50') vegetated buffer as described in Section 8.9.a.iii, shall not be used in the calculation of said minimum.

- h. For purpose of this Section, the minimum open space requirements shall be established in accordance with Section 4.6.6 of the Subdivision Regulations.
- i. **No less than 75% of the dedicated usable open space shall be contiguous. No more than 25% of the open space shall be made up of wetlands.**
- j. Such land shall be preserved in perpetuity through deed restriction or conservation easement, and designated on the approved and recorded plat. Such restriction shall be approved by the Planning Board and Town Counsel.
- k. The minimum required open space is land unbuilt upon, which must be permanently kept in that condition, and cannot be subjected to current use taxation or discretionary easements. However, actively operated farmland, classified as "prime" or "unique" by the Rockingham County Conservation District will be entitled to current use taxation or discretionary easements.
- l. The open space and/or common area within a cluster development shall be owned by and bound by one or more of the following:
 - i. Mandatory Homeowners Association: Which may use it for common recreational facilities or may designate it as Open Space, or may grant a public body an Open Space Easement.
 - ii. A Public Body: Which shall use it as Conservation Land or Public Open Land.
 - iii. Such Designation must be made prior to approval of the subdivision application by the Planning Board; such lands shall be held in such type of legal entity as the Planning Board deems appropriate.

ARTICLE VII: Small Accessory Structures

Article VII: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section V *Supplementary Regulations*, to create a new Sub-section 5.14 for *Small Accessory Structures*? The purpose of this amendment is to provide for reduced side, rear, and wetland setbacks for small sheds or accessory structures under 120 square-feet in size provided that the structure meets a number of criteria.

5.14 Small Accessory Structures

- i. Small accessory structures or sheds less than or equal to 120 square-feet in area may be constructed no less than five (5) feet of a side and/or rear property boundary and no less than 15 (fifteen) feet of a wetland boundary and shall not require the issuance of a building permit, if all criteria in 5.14.ii are met.
- ii. Criteria:
 - a. The structure shall not contain a poured concrete foundation or slab.
 - b. The height of the shed shall not exceed 12 feet as measured to the roof peak.

- c. A maximum of one shed per parcel shall be allowed under this section.
- d. The shed shall not be constructed within the 50-foot vegetated buffer strip that is required to be maintained along the external perimeter or property line of a Residential Open Space Cluster Development.
- f. This section shall not apply to parcels that are subject to site plan review by the Planning Board.

ARTICLE VIII: Permitted Residential Densities

Article VIII: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section IV *Dimensional Regulations, Sub-section 4.1.4 Maximum Residential Density* to clarify that non-buildable areas, including wetlands, steep slopes, and areas protected by conservation easements or deed restrictions cannot be incorporated into maximum residential density calculations. This amendment would also reduce the maximum residential density in the Route 33 Heritage District from three units per acre to two units per acre.

4.1.1 Maximum Residential Density

For commercially-zoned properties serviced by on-site septic facilities, the maximum residential density of a parcel shall be determined by computing the maximum septic capacity of the parcel as determined by the NH Department of Environmental Services. However in no case shall the maximum allowable residential density exceed the following:

Gateway Commercial Business District: 5 units per acre

Town Center District: 4 units per acre

Flexible Mixed Use District: 4 units per acre

Professional/Residential District: 3 units per acre

Route 33 Legacy Highway Heritage District: ~~3~~ 2 units per acre*

Special Commercial Districts: 3 units per acre

In all Districts, non-buildable areas, including wetlands, lands protected under conservation/agricultural easements, and steep slopes shall not be counted toward the maximum residential density and shall be subtracted from the total land area before computing the maximum residential density calculation.

4.1.2 Primary dwellings in residential districts

Unless permitted as part of a condominium or mobile home park form of development, only one primary dwelling shall be permitted on individual parcels within the Residential/Agricultural and Manufactured Housing Districts. Parcels where agriculture is the primary use shall be exempt from this requirement.

ARTICLE IX. Solar Energy Systems

Article IX: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section V *Supplementary Regulations, Sub-section 5.13 Solar Energy Systems* to allow small-scale ground-mount solar energy systems by right if they meet a number of minimum criteria? The purpose of this amendment is to exempt small-scale solar energy systems from requiring a Conditional Use Permit by the Planning Board if they meet certain minimum criteria.

5.13.3 Use Regulations (Table 1):

	Residential Zones (R/A, MH, RPC, FMU)	Commercial Zones (GCBD, CLIO, PRE, TC)	Industrial Zone (IND)
PRINCIPAL USE			
Medium-Scale Ground-Mounted Solar Energy System	C	P	P
Large-Scale Ground-Mounted Solar Energy System	X	C	C
ACCESSORY USE			
Roof-Mounted Solar Energy System	P	P	P
Small-Scale Ground-Mounted Solar Energy System	P/C*	P/C*	P/C*
Medium-Scale Ground-Mounted Solar Energy System	C	C	C

P = Permitted C = Conditional Use Permit

*** - Small-Scale Ground Mounted Solar Energy Systems shall be permitted by right if the application conforms to all of the following requirements:**

- 1.) The solar energy system is sited in the rear yard only and the application shall not include the clear-cutting of vegetation or the removal of mature trees located within 20-feet of any lot boundary.**
- 2.) The solar energy system is sited a minimum of 50-feet from the front property boundary (or any lot boundary that directly borders a road frontage) and a minimum of 35-feet from all property boundaries.**
- 3.) The solar energy system complies with the minimum setback requirements of the Wetland Conservation and Shoreland Protection Districts.**
- 4.) The solar energy system does not exceed a maximum height (tallest point of structure) of 12-feet above natural grade.**
- 5.) Small-scale solar energy systems on commercial, industrial, mixed-use, or multi-family residential properties shall be subject to the Stratham Site Plan Regulations.**

Small-Scale Ground Mounted Solar Energy Systems that do not conform to all of the criteria above shall be permitted by Conditional Use Permit only.

ARTICLE X. Accessory Outside Storage

Article X: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend Section V Supplementary Regulations to enact additional regulations, including screening requirements, on storage containers, semi trailers, and associated structures.

ACCESSORY OUTSIDE STORAGE, STORAGE CONTAINERS, TRAILERS, DUMPSTERS

Accessory storage materials used in conjunction with a permitted use within any district shall be permitted on the same property as the permitted use **except for uses regulated under Section 5.5.1.** ~~However~~ All goods and materials must be stored in accordance with minimum yard dimensions specified in Table 4.2, Table of Dimensional Requirements. The Planning Board may require screening of said storage areas through the Site Plan Review Process.

--- ALL NEW TEXT BELOW ---

- 5.5.1 Storage containers, semi trailers, dumpsters larger than 6 cubic yards, recreational vehicles or travel trailers/campers more than 20-feet in length, and other similar structures shall be prohibited on parcels in Stratham if they are maintained on a site for more than 30 consecutive days unless any of the following criteria are met:
- a.) An active building permit is open for a building renovation or remediation, or for the construction of new structures or building additions on the property. All such structures must be removed at the conclusion of construction activity.
 - b.) The structure is located in the rear-yard only of the property.
 - c.) The use is maintained fully within a garage or existing structure or is maintained in the rear yard of the property only a minimum of 30-feet from any property boundary.
 - d.) The primary land use of the property is commercial or industrial or the structure, and its location on the property, is associated with a land use application reviewed and approved by the Planning Board or Zoning Board of Adjustment.
 - e.) The structure is utilized for agricultural purposes or is directly associated with an active agricultural land use provided that the parcel is at least 4-acres in size.
 - f.) Recreational vehicles or travel trailers/campers shall be exempt from these requirements so long as the vehicle is road worthy in its current condition and maintains a current New Hampshire state registration and passed state inspection within the preceding 15 months.
- 5.5.2 Storage containers larger than 20-feet in length or 1,320 cubic feet in size or semi trailers more than 20-feet in length shall be prohibited on parcels in Stratham unless the use meets the criteria described in Section 5.5.1.c and 5.5.1.e.

SEMI TRAILER: A vehicle of the trailer type so designed and used in conjunction with a motor vehicle that some part of its own weight and that of its own load rests upon or is carried by another vehicle, but does not include a mobile home. This definition shall not apply to horse trailers or

STORAGE CONTAINER: A prefabricated structure designed for the storage of materials.